

## MINUTES

### HUNTINGTON BEACH PLANNING COMMISSION

OCTOBER 23, 2007

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

#### CALL PLANNING COMMISSION MEETING TO ORDER

*A P P P P P A*  
**ROLL CALL:** *Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley*  
*(Commissioner Shier-Burnett absent, Commissioner Farley arrived at 5:18 PM)*

#### AGENDA APPROVAL

A MOTION WAS MADE BY SPEAKER, SECONDED BY DWYER, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF OCTOBER 23, 2007, BY THE FOLLOWING VOTE:

**AYES:** Speaker, Livengood, Scandura, Shaw, Dwyer  
**NOES:** None  
**ABSENT:** Shier-Burnett, Farley  
**ABSTAIN:** None

#### MOTION APPROVED

#### **A. PROJECT REVIEW (FUTURE AGENDA ITEMS)**

##### **A-1. ZONING TEXT AMENDMENT NO. 07-001 (AMENDING CHAPTER 244 DESIGN REVIEW) – Rosemary Medel, Associate Planner**

Rosemary Medel, Associate Planner, gave a presentation and outlined the general changes proposed by the amendment.

Discussion ensued regarding qualifications for Design Review Board members and the scope of the Zucker recommendations.

Commissioner Livengood requested clarification on the Design Review Board recommendations.

Commissioners Farley and Dwyer stated that the definition of a "design background" was vague.

Chairman Scandura requested that the definitions of professions and design backgrounds be expanded and detailed.

**A-2. GENERAL PLAN AMENDMENT NO. 07-002 (HOUSING ELEMENT UPDATE)  
– Jennifer Villasenor, Associate Planner**

Karen Warner (City Consultant) gave a presentation. Mary Beth Broeren, Principal Planner, solicited the Planning Commission's views, stating that the draft Housing Element will be reviewed by the City's Ad Hoc committee and the City Council before being sent to the state. The Planning Commission will then review the document during the amendment process and forward a recommendation to the City Council.

Chairman Scandura stated that each Planning Commissioner needs to review the draft and noted that the draft and amendment process is slated for completion in June of 2008.

General discussion ensued regarding the need for low incoming housing, the current housing market slump, and the land shortage for new development.

**B. STUDY SESSION ITEMS**

**B-1. Code Enforcement Activity Report – Bill Zylla, Principal Planner**

Bill Zylla, Principal Planner, presented the Code Enforcement Activity Report.

A general interchange followed which addressed such issues as abandoned furniture, mandated fencing for abandoned lots, abandoned cars, and Code Enforcement's response to such code violations.

**B-2. Planning Commission Goals 2007**

Chairman Scandura requested that due to time constraints, this item be re-scheduled to the Planning Commission meeting of December 11, 2007.

**A MOTION WAS MADE BY DWYER, SECONDED BY SPEAKER, TO RE-SCHEDULE THE PLANNING COMMISSION GOALS 2007 TO DECEMBER 11, 2007, BY THE FOLLOWING VOTE:**

**AYES: Speaker, Livengood, Scandura, Shaw, Dwyer, Farley**  
**NOES: None**  
**ABSENT: Shier-Burnett**  
**ABSTAIN: None**

**MOTION APPROVED**

**C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE**

**D. PLANNING COMMISSION COMMITTEE REPORTS - NONE**

**E. PUBLIC COMMENTS**

Dick Harlow, Ad Hoc committee member, spoke regarding the Housing Element update (#A-2) and affordable housing in general.

Mike Adams, Ad Hoc committee member, spoke regarding the Housing Element update (#A-2) and said that requiring residential builders to provide low income housing places a financial

burden on them. He stated that the development standards need to be restated to provide a mixed-use base.

**F. PLANNING COMMISSION COMMENTS**

Commissioner Dwyer invited all Commissioners and staff to his Halloween party this weekend.

Commissioner Farley – none.

Commissioner Shaw said that the OCAPA Planning Directors' Forum he attended on October 18<sup>th</sup> was a worthwhile experience and very enjoyable.

Commissioner Livengood also spoke of his attendance at the Planning Directors' Forum and mentioned the excellent presentation of guest speaker Mr. Segerstrom.

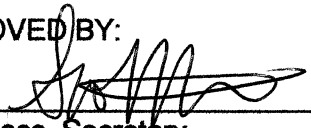
Commissioner Speaker mentioned the Design Review Board (Item #A-1) and cautioned the Commission to be careful in their decision making process. Speaker also spoke of the Costco planned at the Goldenwest College site, warned of upcoming traffic problems and urged careful study.

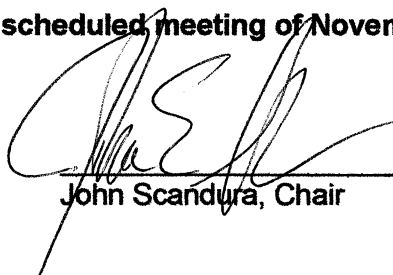
Chairman Scandura spoke of the First Christian Church appeal (which was upheld) and thanked Commissioner Livengood for his presentation at the City Council meeting. He noted the upcoming Planning Commission Holiday Party is scheduled for Thursday, December 13<sup>th</sup>, at 6:00 PM, at Sebastiani's Italian Bistro, located at the corner of Warner Avenue and Springdale Street.

Scandura stated the Senior Center (EIR/CUP) is scheduled for the December 11, 2007, Planning Commission meeting. Scandura polled the Commission for a possible continuance date. It was determined that if the Senior Center needs to be continued, the continuance date will be December 18, 2007.

**Adjourned at 6:45 p.m. to the next regularly scheduled meeting of November 13, 2007.**

APPROVED BY:

  
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Scott Hess, Secretary

  
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John Scandura, Chair

11/30/07